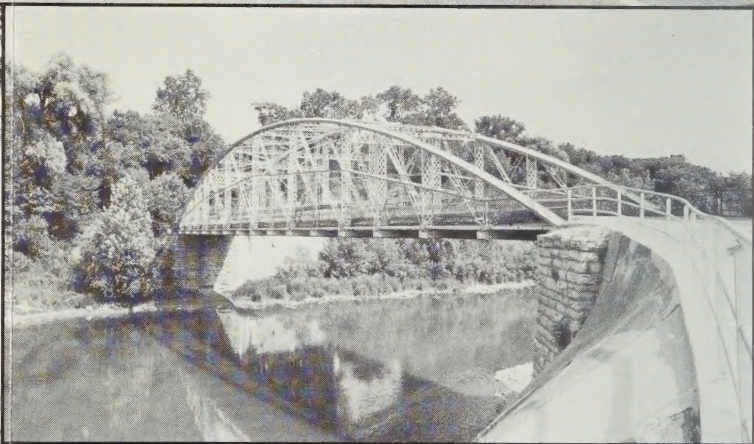


In the past, the preservation of individual buildings has been the principle method of protecting our architectural heritage. A new approach to preservation in Ontario recognizes the importance of the conservation of whole areas of our urban and rural landscape. These areas – Heritage Conservation Districts – contribute to a municipality's distinctive character and are the result of the community's particular historical development. Heritage Conservation Districts are vital to the quality of life of the entire province. By offering a sense of historic continuity, the Heritage Conservation District not only tells us of our past but also serves to shape our future.

Recent legislation gives municipalities greater authority in the protection of their local heritage. The Ontario Heritage Act, 1974 enables each municipal council to designate, protect, and enhance properties and areas of architectural and historical value. This brochure concerns itself with The Ontario Heritage Act, 1974, Part V, which allows a municipality to identify, study and designate Heritage Conservation Districts.



What is a Heritage Conservation District?



A Heritage Conservation District is a collection of buildings, streets and open spaces that are of special significance to the community. The individual elements of the district must combine in such a way as to present a sense of cohesiveness. This unity can be expressed by a common historical association within the district, a sense of unified or diverse but complimentary design, or the sympathetic relationship of one building to another or a group of buildings to open space. The district character should not be greatly altered by the intrusion of unsympathetic structures within the area.

The district can vary in size from one containing only a few buildings to one that encompasses an entire municipality. It may be a network of streets, a historically related collection of sites, or a grouping of buildings around a park, square, or landmark. It may be a residential neighbourhood, industrial complex, or commercial core. It may be a rural hamlet, the main street of a small town, or an inner city neighbourhood. There are innumerable sizes, shapes and types of Heritage Conservation Districts.

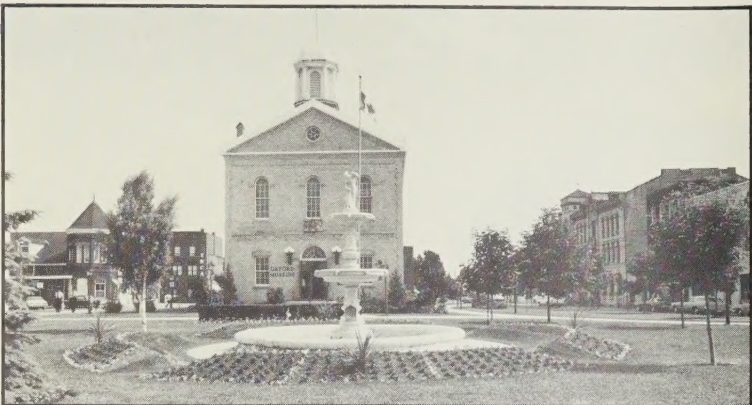
The district may be worthy of designation if it is characterized in one or more of the following ways:

It could be a grouping of **architecturally significant buildings**, the significance of which may be a result of their workmanship, uniqueness, age, or beauty. Although the buildings within the area may not be worthy of consideration individually, they could, if protected as a group, provide an important heritage resource of value to the community and the province.

The area might also have **historical significance** in that it is associated with an important person or event, or has historically accommodated an important activity in the community.

The district could offer a definite **sense of time and place**. Distinctive character within the district may be a result of focal buildings or landscape features. Elements of design such as the relationship of one building to another, or a common building material also help to unify an area and contribute to its character.

In essence, what sets a Heritage Conservation District apart is that it is a place of **special character or association** with an integrity of its own that distinguishes it from other areas of the municipality. This environment collectively tells of the heritage of those who have lived and worked there through the years.



How does the local community become involved?

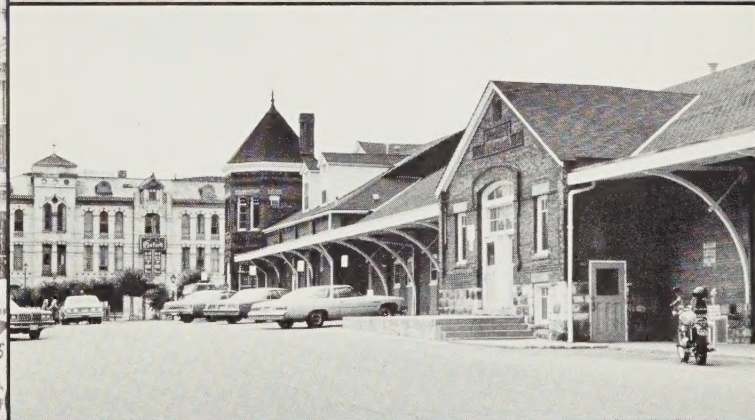
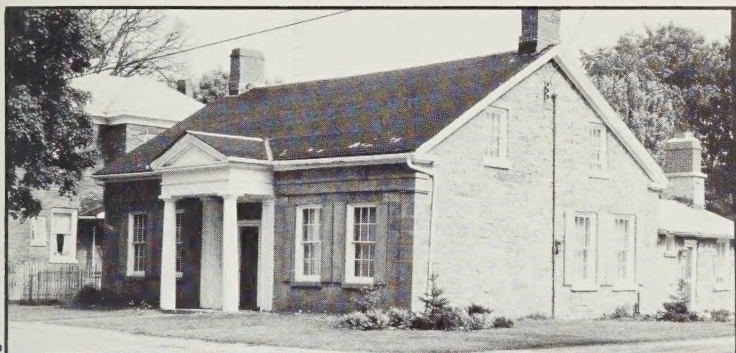


The responsibility for heritage activity lies, for the most part, at the local level. Municipalities are encouraged to plan and implement their heritage conservation programmes so that they are suited to their particular needs. In order to become involved in the heritage conservation process, a municipal council initially should establish a Local Architectural Conservation Advisory Committee to recommend to council not only individual heritage properties but also those areas that are considered to be worthy of designation.

The district designation process requires the understanding and participation of both residents and property owners within the district since designation will regulate and moderate change, and control development in the area in which these people may live or work. If a Heritage Conservation District is contemplated, it is advisable that the staff of the Ministry of

Culture and Recreation and the Ministry of Housing be consulted in the early stages of planning. Furthermore, each municipality is encouraged to seek guidance throughout the designation process from these government agencies.

Civic concern in Simcoe [10] lead to the reuse of the former courthouse for municipal offices. Through thoughtful planning, the special character of Portsmouth Village, Kingston, [11] is being conserved. Merrickville [12] is a village with architecturally fine houses, carefully restored by their owners. Well maintained buildings along Main Street [13] reflect an appreciation of Petrolia's heritage. In Woodstock, the Armoury [14] has been adapted for the Board of Education and the Police Department [15] occupies a portion of the old market.



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How do we approach the designation of a district?

An important first step in the designation of a Heritage Conservation District is to ensure that the municipal council indicates its acceptance of heritage conservation in principle and its commitment to act in order to protect the heritage of the municipality. The council's interest in Heritage Conservation Districts must be shown by means of general heritage policy statements that must be included in the municipality's Official Plan.

Map courtesy of Municipal Planning Consultants, Toronto.



AMHERSTBURG – The proposed Heritage Conservation District includes the old commercial core adjacent to the Detroit River as well as a number of early heritage residences.

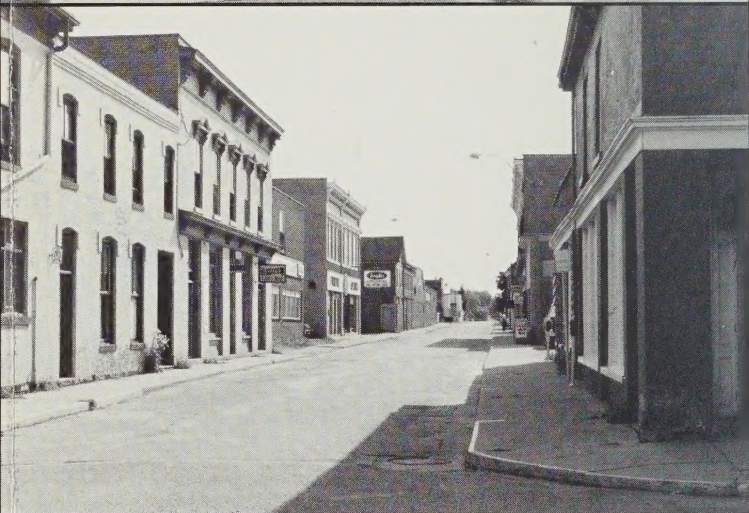
(16 The Berthelot House; 17 Dalhousie Street; 18 The Dunbar House; 19 Murray Street.)



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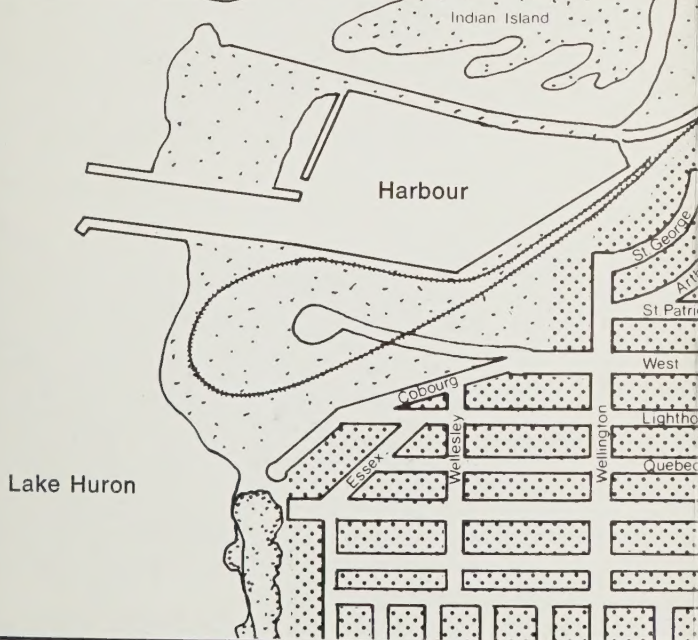
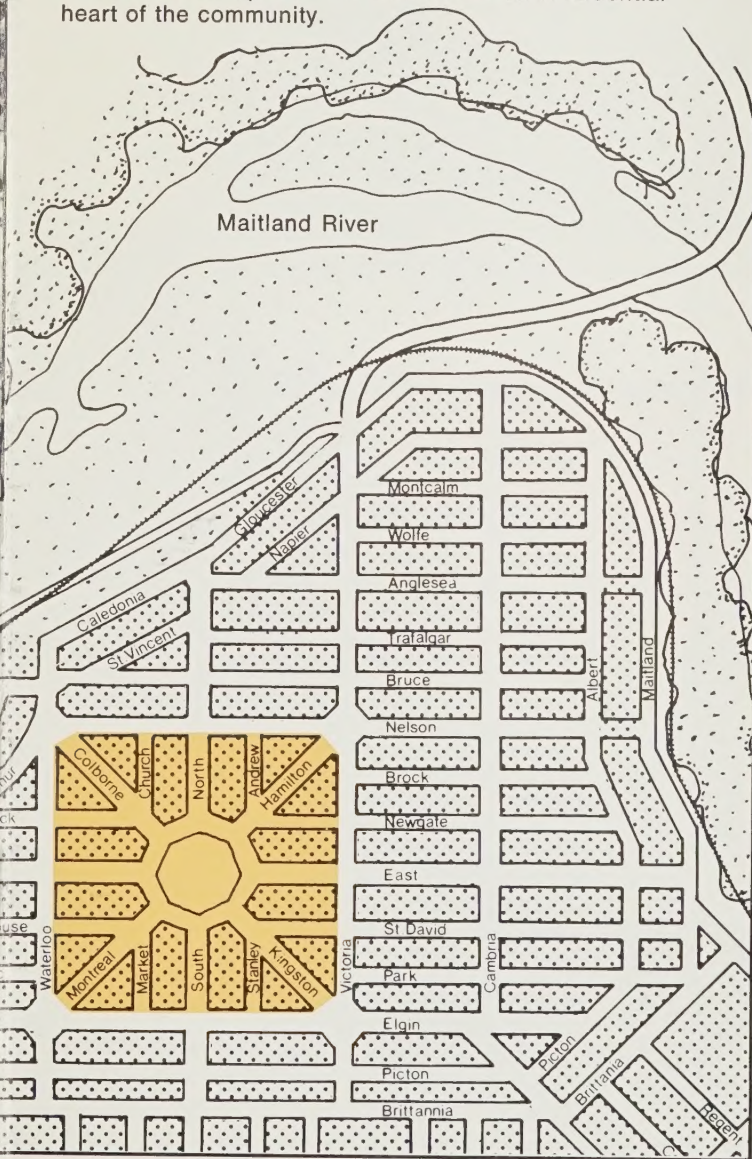
16

The Local Architectural Conservation Advisory Committee should define the boundaries of potential Heritage Conservation Districts. The reasons for the importance of each district selected should be clearly understood and stated. In order to perform this task the Local Architectural Conservation Advisory Committee may desire to survey the architecture of the area and to research its history. An outline of the problems and merits of each area would also be useful. Community residents and property owners ought to be consulted to determine their attitudes towards district designation.

A property cannot be designated under both Parts IV and V of The Ontario Heritage Act, 1974 since special controls can occur under individual property designation (Part IV) that are not possible with Heritage Conservation District designation (Part V). The local committee must therefore be careful to determine those properties that are worthy of individual designation and those to be included in an area designation.



GODERICH – The Heritage Conservation District contemplated for Goderich centres on the unique octagonal plan of the old town square – the commercial and residential heart of the community.



When a particular area is chosen for potential designation under Part V of The Ontario Heritage Act, 1974, a by-law must be passed stating the council's intent to study that district and to prepare a Heritage Conservation District Plan. Once this by-law has been passed, an extensive analysis of the chosen area should be undertaken examining physical, social and economic conditions. The recommendations that result from this study take the form of a Heritage Conservation District Plan. The plan, adopted by council, is implemented by by-law designating the area as a Heritage Conservation District.

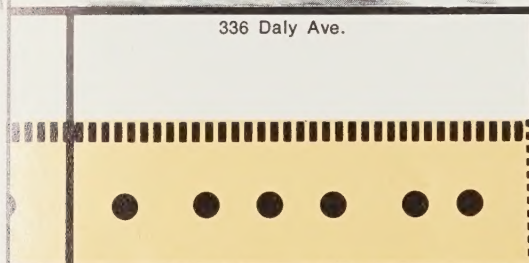
OTTAWA – Residences along Daly Ave. in the Sandy Hill neighbourhood have been identified for inclusion in a possible Heritage Conservation District.



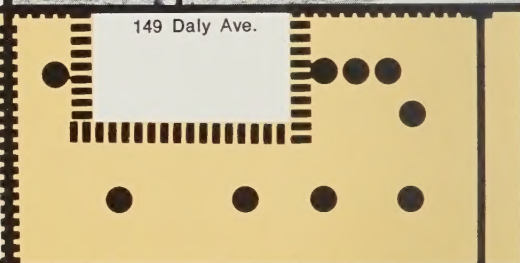
336 Daly Ave.



149 Daly Ave.

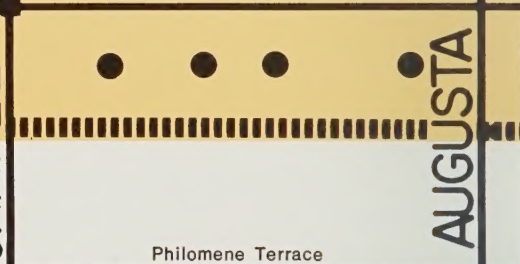


DALY



199-205 Daly Ave.

STEWART



Philomene Terrace



WILBROD



What happens in a district once it has been designated?

An area that has been designated as a Heritage Conservation District has been carefully chosen, studied and designated to enable it to receive special treatment. It is anticipated that a designated Heritage Conservation District will enjoy a renewed vitality because of the enhancement of its historical or architectural character. The future viability of the district will be assured as the district will be protected from decay and the possible intrusion of incompatible uses and structures. At the same time, a Heritage Conservation District should not be isolated as a museum village, but rather it should accommodate services and functions that are important to the municipality of which it forms a part.

Based on the Heritage Conservation District Plan, special initiatives should be taken by council or local citizens to enhance, as well as retain, the features of that area which led to its designation. Special consideration would likely be given to the scale, height, proportion, colour, textures, and other elements of architectural design of both new developments and proposed changes to existing buildings. Special care



will be taken with such things as the routing of traffic, the development of housing, the location of commercial uses, the provision of amenities such as the planting of trees and the paving of streets.

Once the district is designated by by-law, properties within it would be protected under the terms of The Ontario Heritage Act, 1974. Provisions within this legislation allow for the delay of demolition of a building for up to 270 days. Approval must be obtained from

council for alterations to the exteriors of buildings. Within a Heritage Conservation District, facade **ease-ments or covenants** on important buildings could be acquired by the municipality. The municipality is empowered to make **grants or loans** available to owners of heritage properties in order to assist with any necessary repairs.

The designation of a Heritage Conservation District offers a unique opportunity for a municipality to identify

Buildings are restored...

26 Woodstock



27 Kingston

buildings are well maintained ...

28 Bayfield

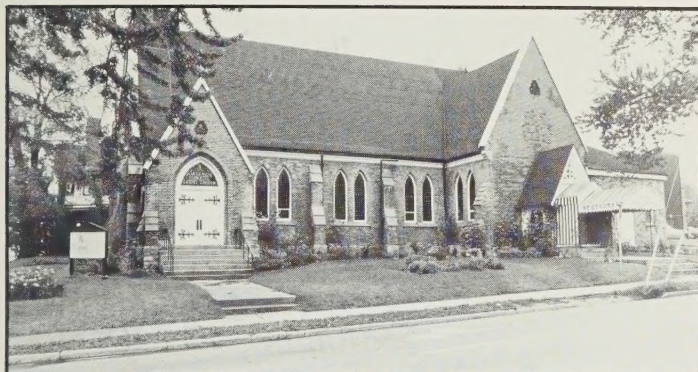


29 Brussels

and protect those parts of its community that have special character and value. By becoming involved in a Heritage Conservation District programme, a municipality makes the conscious choice to direct development and growth in a manner sympathetic with its past and present character. Thus, steps are taken to assure that those aspects of architecture and history that today make each community a special place in which to live and work will be protected for future generations.

and in some cases are adapted for new uses.

30 Stratford



31 Toronto

Checklist

— Is there a Local Architectural Conservation Advisory Committee established in your municipality? If so, give it your support. If not, urge your council to appoint such a committee.

— Does your municipality have provisions in its Official Plan for the conservation of your municipality's heritage? If not, urge your planning board and council to formulate and adopt such policies.

— Is there an area in your municipality that merits consideration as a Heritage Conservation District? If so, it should be investigated. Let your council or your local committee know your feelings about Heritage Conservation Districts.

— Is there an area in your municipality under consideration as a Heritage Conservation District? If so, give your support to the active study of this area.

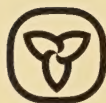
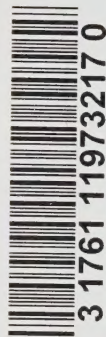
If there is a designated Heritage Conservation District in your municipality, involve yourself in its enhancement and enjoyment. **Remember, the preservation and protection of Ontario's heritage is in your hands.**



VF

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Ontario

This brochure was produced by the Ministry of Culture and Recreation, Heritage Conservation Division, Hon. Robert Welch, Minister and Robert D. Johnston, Deputy Minister.

The Ontario Heritage Act, 1974, is an Act to provide for the Conservation, Protection and Preservation of the Heritage of Ontario. This brochure concerns itself with Part V of the Act, the conservation of districts of architectural and/or historical value.

Further advice on all aspects of The Ontario Heritage Act, 1974, may be obtained from the Ministry of Culture and Recreation, Heritage Conservation Division, Queen's Park, Toronto. Information on relevant planning programmes can be obtained from the Ministry of Housing, Queen's Park, Toronto.

Additional copies may be obtained from the Heritage Administration Branch or the Ontario Government Bookstore, 880 Bay Street, Toronto, Ontario M5S 1Z8.

Cost 35¢

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Heritage Conservation Districts and The Ontario Heritage Act